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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER *EC*
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: JULY 1, 2020

SUBJECT: DR19-99, MILLING MACHINERY

STRATEGIC INITIATIVE: Prosperous Community

To allow development of a contractor yard/storage yard on a vacant parcel.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

APPLICANT

Company: Arc One Associates
Name: Joshua Oehler
Address: 1427 N. 3rd St.
Phoenix, AZ 85004
Phone: 602-696-6500
Email: josh@arconeassociates.com

OWNER

Company: CMWN LLC
Address: 14520 E. Via De Arboles
Chandler, AZ 85249
Phone: 480-964-9041
Email: dusty@millginc.com

BACKGROUND/DISCUSSION

History

Date	Description
March 3, 2005	The Town Council adopted the Land Development Code (Ord. No. 1625), which changed the zoning from Agricultural (AG) to General Industrial (GI)
January 11, 2007	Design Review Board approved DR05-149 for a landscape contractor's office and outdoor storage facility. Approval has since expired and was not constructed.
July 17, 2019	The Zoning Hearing Officer referred V19-04 Milling Machinery to the Board of Adjustment.

Overview

The 2.2-acre property is an undeveloped infill lot located approximately a quarter-mile south of Baseline Road and east of McQueen. The applicant is proposing a storage/contractor's yard to safely store materials and fleet vehicles in the General Industrial (GI) zoning district. The applicant proposes to construct a perimeter block wall with two secured egress access points off of Pioneer St. to the east and one ingress point off of Melody Ave. to the north. There aren't any structures planned for the site at the present time.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Industrial	General Industrial	Melody Ave, then Industrial
South	General Industrial	General Industrial	Industrial Use
East	General Industrial	General Industrial	Pioneer St, then Industrial Use
West	General Industrial	General Industrial	Industrial Use
Site	General Industrial	General Industrial	Industrial Use

Project Data Table

Site Development Regulations	Required per LDC
Minimum Required Perimeter Landscape Area (ft.)	
Front	25'
Side (Street)	25'
Side (Employment)	0' (When in an enclosed yard)
Rear	0' (When in an enclosed yard)

2.605.A. Secure Vehicle Access Points Minimum setback from right-of-way	50'
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DISCUSSION

Site

The applicant proposes to construct a storage/contractor's yard consisting of parking and storage spaces intended to provide overflow capacity for the primary business located elsewhere. Other than a perimeter block wall and attached gating, the site will not feature any other structures. Two secured egress only access points off Pioneer St. to the east and one ingress point off Melody Ave. to the north are proposed.

The applicant will be constructing their half-street improvements along the Melody and Pioneer right of ways.

Landscape

Landscaping on the site is primarily focused on the Pioneer and Melody street frontages, consisting of Chilean Mesquite and Texas Ebony foliage supplemented with Green Hopseed, Octopus Agave, and various other shrubbery. Landscaping inside of the secure storage area is not required per LDC Section 2.604.F.

Grading and Drainage

The proposed grading and drainage plan consists of above ground retention basins along the perimeter landscape setbacks and generally meets the requirements of the Town of Gilbert's Engineering Division.

Elevations, Floor Plan, Colors and Materials

There are no structures planned for the site currently. As of now, the only vertical elements on site will be perimeter walls and 3 motorized gates. Perimeter walls will consist of painted CMU block accented with a split rib CMU block banding.

Lighting

There are no plans at this time to provide lighting to the proposed storage/contractor's yard as the facility will typically not be open past normal daylight working hours.

Signage

Signage is not included in this approval. Administrative Design Review approval is required prior to permitting.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has not received comments from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the July 1, 2020 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.
4. Prior to construction document submittal, the applicant shall grant a Roadway Easement to the Town for any section of the sidewalk located outside of the right-of-way.
5. Applicant shall provide Planning with revised plans, prior to construction document submittal, depicting an 8' Public Utility Easement adjacent to the W. Melody Dr. and N. Pioneer St. right-of-way.
6. Applicant shall provide Planning with revised plans, prior to construction document submittal, depicting 23' to the back of curb (Per Figure 4-11 of the Public Works and Engineering Standards) half street cross section for W. Melody Dr. and a 24' minimum pavement width for N. Pioneer St. The curb and sidewalk shall match the existing sidewalk to the south.

Respectfully submitted,



Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Landscape
- 6) Grading and Drainage
- 7) Elevations/Colors and Materials

**FINDINGS OF FACT
DR19-99, Milling Machinery**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

Notice of Public Hearing

DR19-99: Milling Machinery
Attachment 2 - NOPH

PLANNING COMMISSION DATE:

Wednesday, July 1, 2020* TIME: 6:00 PM

LOCATION: *Due to the impacts of the COVID-19 pandemic, all public meetings will be conducted using measures to protect public health until further notice. Please refer to the meeting agenda for methods of public participation, as permitted under Arizona state law.*

***Call Planning Division to verify date and time: (480) 503-6589**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR19-99 MILLING MACHINERY: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

SITE LOCATION:



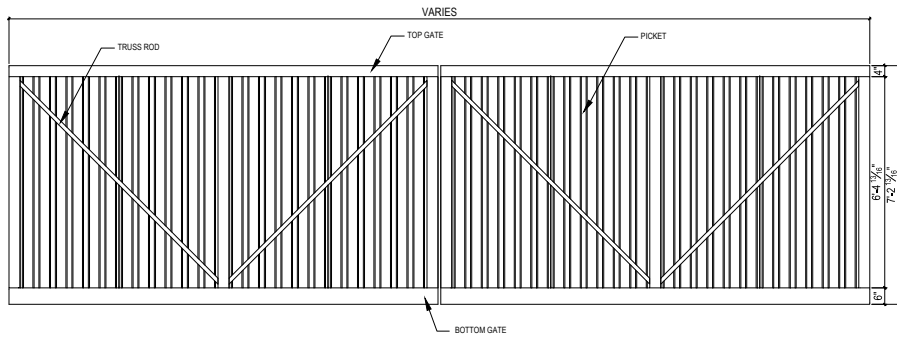
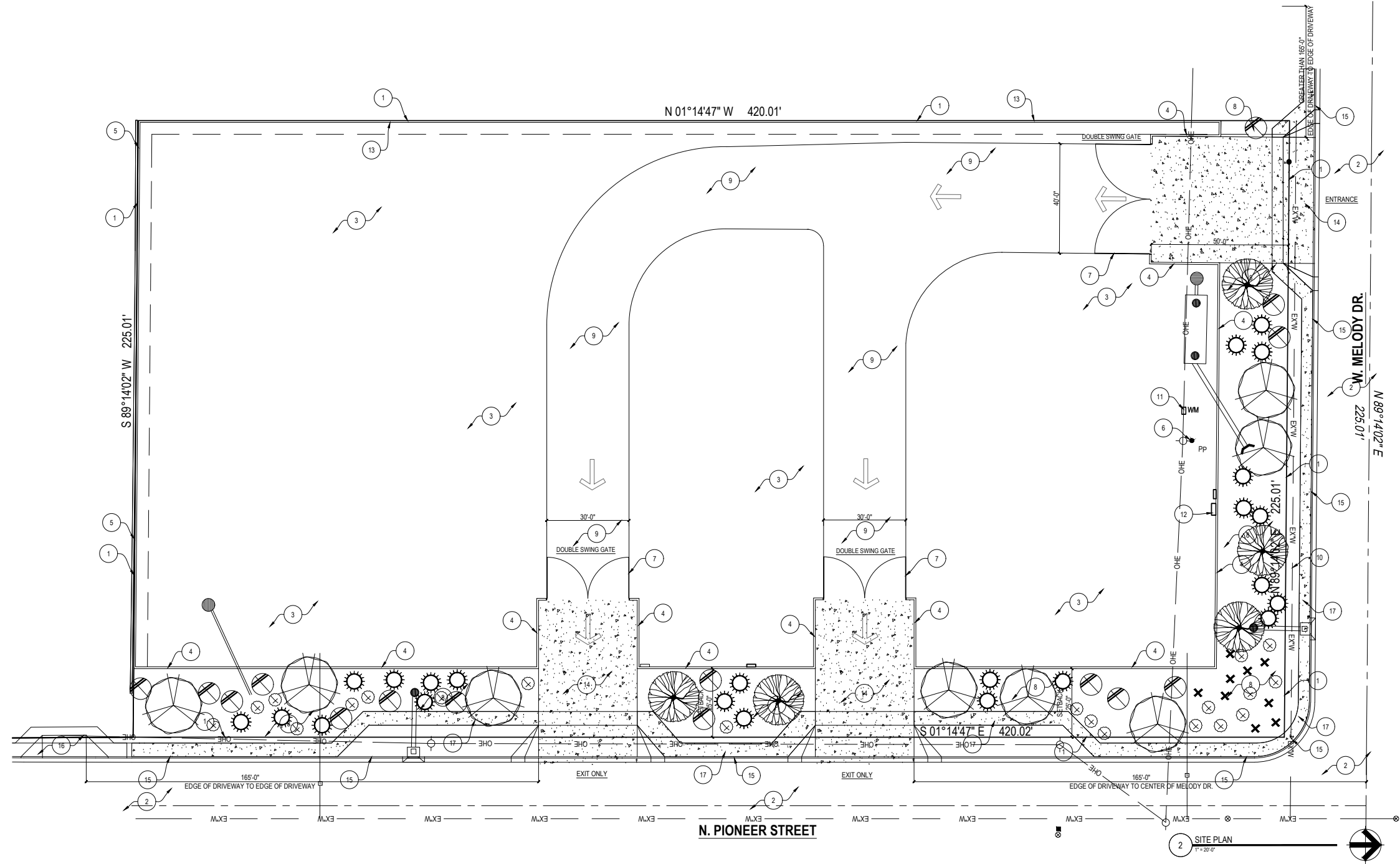
APPLICANT: Arc One Associates
CONTACT: Joshua Oehler
ADDRESS: 1427 N. 3rd Street
Phoenix, AZ 85004

TELEPHONE: (602) 241-7871
E-MAIL: josh@arconeassociates.com



Map

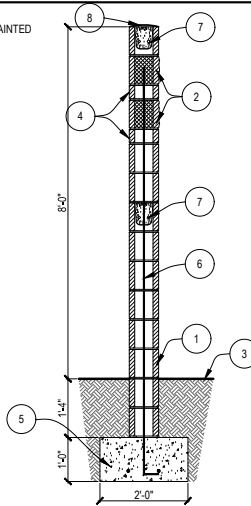




13 DOUBLE SWING GATE
N.T.S.

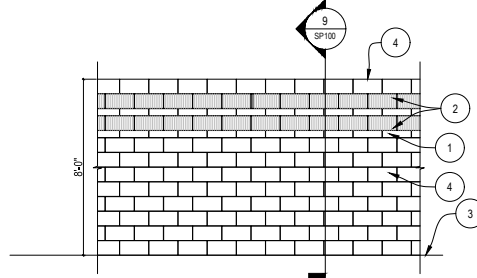
- 1 8"x8"x16 CMU WALL WITH BOND BEAM TOP COURSE PAINTED
- 2 8"x8"x16" SPLIT RIB CMU BLOCK PAINTED
- 3 GRADE LINE
- 4 4"x8"x16" CMU BLOCK PAINTED
- 5 2'-0"x12" CONTINUOUS CONCRETE FOOTING
- 6 2# 4 BARS CONT. WITH # 4 VERTICAL @ 4'-0" O.C.
- 7 BOND BEAM WITH 2# 4 CONT.
- 8 MORTOR WASH CAP - SAME COLOR AS WALL

9 CMU IRON FENCE SECTION
1/2" = 1'-0"



- 1 8"x8"x16 CMU WALL WITH BOND BEAM TOP COURSE - PAINTED
- 2 8"x8"x16" SPLIT RIB CMU BLOCK PAINTED - PAINTED
- 3 GRADE LINE
- 4 8"x4"x16" CMU BLOCK - PAINTED

5 CMU SITE FENCE ELEVATION
1/4" = 1'-0"



- 1 PROPERTY LINE
- 2 EXISTING ASPHALT STREET
- 3 EXISTING DUST-PROOF LOT - DG COVERING
- 4 NEW 8'-0" HIGH CMU WALL - SEE DETAILS # 5 & 9 IN THIS SHEET
- 5 EXISTING 6'-0" HIGH CMU FENCE TO REMAIN
- 6 EXISTING ELECTRICAL POLE
- 7 NEW METAL DOUBLE SWING GATE - SEE DETAIL #13 IN THIS SHEET
- 8 NEW LANDSCAPE & RETENTION AREA - 2" DG GROUND COVER - SEE SCHEDULE FOR PLANTING
- 9 NEW 4" GRAVEL PARKING WITH 4" PAINTED STRIPING
- 10 EXISTING WATER LINE TO REMAIN
- 11 EXISTING WATER METER - TO REMAIN
- 12 NEW ELECTRICAL SERVICE SECTION (100 AMPS)
- 13 EXISTING CHAIN LINK FENCE TO REMAIN
- 14 NEW CONCRETE DRIVEWAY PER TOWN OF GILBERT STANDARD DETAIL # GL-210
- 15 PROVIDE NEW 6" VERTICAL CONCRETE CURB ALL ALONG THE PROPERTY
- 16 EXISTING NEXT LOT DRIVEWAY ENTRANCE AT 165'-0" BETWEEN EDGE TO EDGE DRIVEWAYS
- 17 PROVIDE NEW 5'-0" WIDE CONCRETE SIDEWALK ALL ALONG THE PROPERTY

1 SITE PLAN KEYNOTES



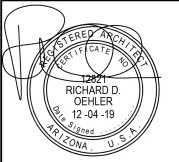
1427 N. 3rd Street
Phoenix, Arizona 85004
Phone: 602 241 7871
Fax: 602 241 7874
info@arconeassociates.com

**SITE STORAGE
MILLING MACHINERY INC.**
1469 W. MELODY DR.
GILBERT, ARIZONA 85210
Parcel # 301-11-008Z

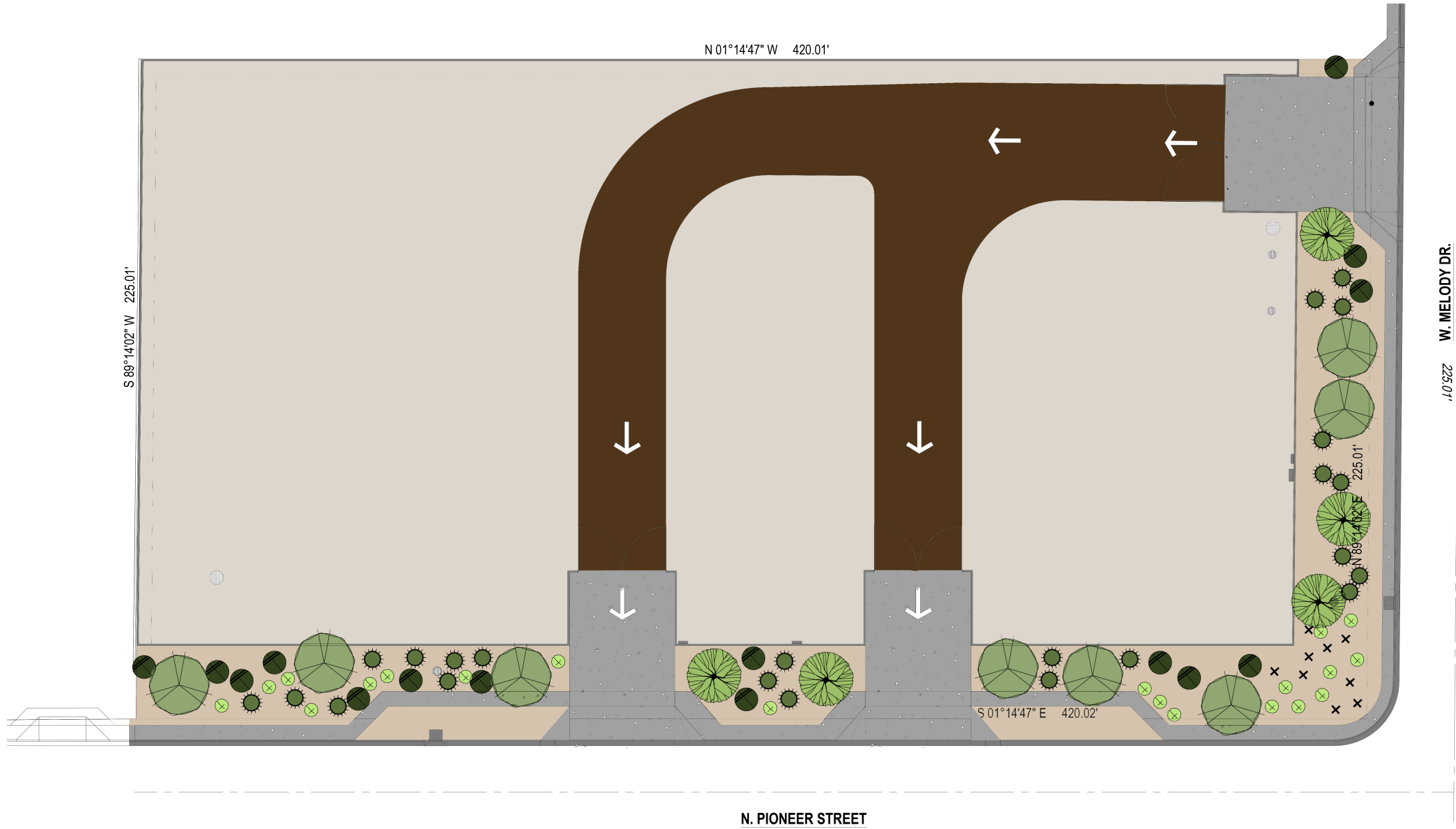
design: **RDO**
drawn: **JO**
check: **JDO**

revisions:

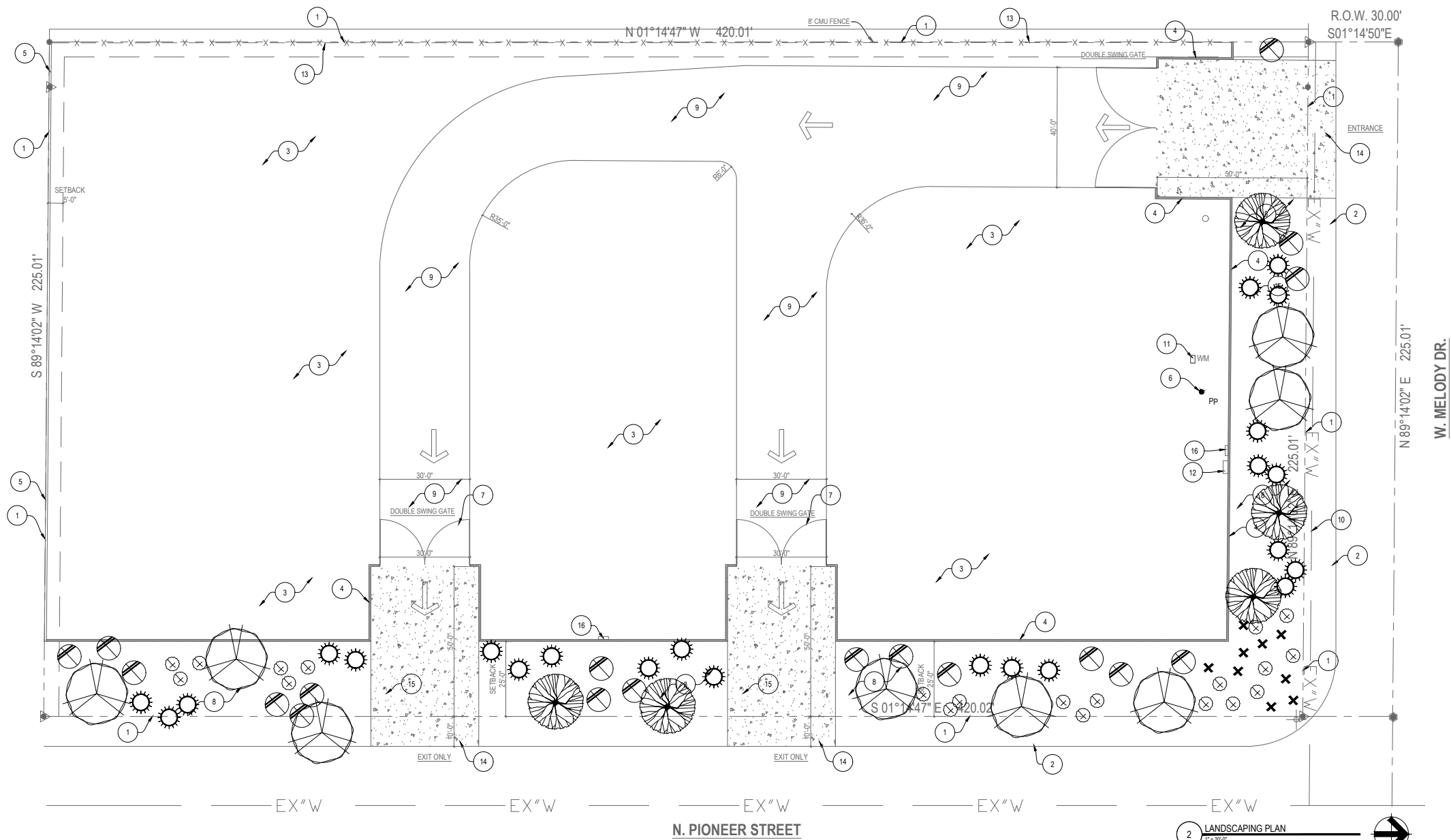
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date: **12/04/19**
SHEET
COLORED LANDSCAPING PLAN
of
PROJECT: A0731018



BOTANICAL NAMES	COMMON NAMES	SIZES	QUANTITY
TREES:			
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	2" CALIPER	8
PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	5
SHRUBS:			
DODONEA VISCOSA	GREEN HOPSEED	5 GAL	20
CREOSOTE BUSH	LARREA TRIDENTATA	5 GAL	18
CACTI:			
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL	23
GROUND COVER:			
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL	9
MINIMUM 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS			



SPECIAL NOTES:
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS OF PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.

2. CONTRACTOR SHALL PROVIDE ONE BUBBLER AT THE BASE OF EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

EMITTER SCHEDULE:
AT SHRUBS AND GROUND COVER
TREES
CACTI

ONE (1) 1 GPH EMITTER AT
THREE (3) 1 GPH EMITTER AT
ONE (1) 1 GPH EMITTER

GROUND COVER: 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 8'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 8'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.

11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE BACK 4 TO 6 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDSCAPE.

12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.

13. ARC ONE ASSOCIATES LLC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFELD DESIGN CHANGES WITHOUT APPROVAL.

15. ARC ONE ASSOCIATE LLC IS NOT RESPONSIBLE FOR ERROR IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.

16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIAL AND WORKMANSHIP.

BOTANICAL NAMES	COMMON NAMES	SIZES	QUANTITY
<u>TREES:</u>			
PITHECOLLOBIUM FLEXICAULE	TEXAS EBONY	2" CALIPER /24" BOX	8
PROSOPIS CHILENSIS	CHILEAN MESQUITE	2" CALIPER /24" BOX	5
<u>SHRUBS:</u>			
DODONAEA VISCOSA	GREEN HOPSEED	5 GAL	20
CREOSOTE BUSH	LARREA TRIDENTATA	5 GAL	18
<u>CACTI:</u>			
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL	23
<u>GROUND COVER:</u>			
LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL	9
MINIMUM 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS			

- PROPERTY LINE
- EXISTING ASPHALT STREET
- EXISTING DUST-PROOF LOT - DG COVERING
- NEW 8'-0" HIGH CMU WALL
- EXISTING 6'-0" HIGH CMU FENCE TO REMAIN
- EXISTING ELECTRICAL POLE
- NEW METAL DOUBLE SWING GATE - SEE DETAIL #13 IN THIS SHEET
- NEW LANDSCAPE & RETENTION AREA - 2" DG GROUND COVER - SEE SCHEDULE FOR PLANTING
- NEW 4" GRAVEL PARKING WITH 4" PAINTED STRIPING
- EXISTING WATER LINE TO REMAIN
- EXISTING WATER METER
- NEW ELECTRICAL SERVICE SECTION (200 AMPS)
- EXISTING CHAIN LINK FENCE TO REMAIN
- NEW DRIVEWAY
- NEW 2" ASPHALT PAVING ON 6" ABC BASE
- NEW SUB PANEL FOR SITE GATES

1 SITE/LANDSCAPE PLAN KEYNOTES

17 LANDSCAPE SPECIAL NOTES

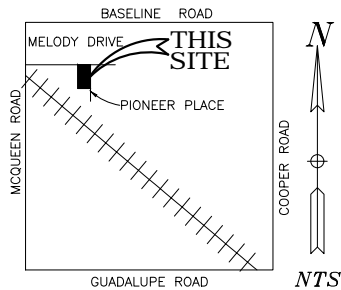
13 LANDSCAPE GROUND COVER NOTES

9 LANDSCAPE SPRINKLER PLAN NOTES

5 LANDSCAPE PLANTING LEGEND

GRADING AND DRAINAGE PLAN

A PORTION OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA
1469 W. MELODY DRIVE



VICINITY MAP

(N.T.S.)

FLOODNOTE

- THIS SITE LIES IN FLOOD ZONE "AH" AS STATED IN FEMA MAP NO. 04013C2264M, DATED NOVEMBER 4, 2015.

BENCHMARK

TOWN OF GILBERT BENCHMARK, BRASS CAP FLUSH AT THE INTERSECTION OF HOUSTON AVENUE & MCQUEEN ROAD.
ELEVATION 1211.80 (NAVD88)

SITE DATA

APN: 302-11-008Z
AREA = 94,503 SF
2.170 AC
ZONING: GI

BASIS OF BEARINGS

THE SOUTH PROPERTY LINE BEARS SOUTH 89°14'02" WEST
ACCORDING TO BOOK 714 OF MAPS, PAGE 20.

FEMA CERTIFICATION

THIS SITE LIES IN ZONE "AH" PER FEMA FIRM PANEL:
04013C2727M AND IS SUBJECT TO FLOOD DEPTHS OF 1' TO
3' (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATIONS
DETERMINED. MAP REVISED NOVEMBER 4, 2015.
ELEV.=1214.00.

OWNER

CMWN LLC
1014 S. SIRRINE
MESA, ARIZONA 85210

DRAINAGE STATEMENT

THIS SITE HAS BEEN DESIGNED TO RETAIN
THE 50-YEAR 24 HOUR STORM OF 0.25
FEET.

NOTES

- DUE TO BEING IN A FLOOD ZONE, ALL IMPORTED FILL MUST BE MATCHED WITH SAME AMOUNT OF EXPORTED CUT.
- CONTACT TOM CONDIT (480)-503-6815, TOWN OF GILBERT FLOODPLAN ADMINISTRATOR FOR RELATED REQUIREMENTS.
- GRADE EXISTING GROUND FROM WEST TO EAST TO IMPROVE SURFACE FLOW TO RETENTION AREAS.
- NO OFFICE SPACE PLANNED, THEREFORE, NO PARKING REQUIRED.
- OVERHEAD UTILITIES TO BE UNDERGROUND WHEN PERMANENT STRUCTURE IS CONSTRUCTED.
- PARKING IS PROHIBITED WITHIN REQUIRED LANDSCAPE SETBACK AREAS, FIRE LANES, AND UNIMPROVED PROPERTIES.
- OUTDOOR STORAGE IS PROHIBITED WITHIN BUILDING AND LANDSCAPE SETBACKS.

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 330 FEET WEST OF THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89 DEGREES 57 MINUTES 0 SECONDS WEST, ALONG SAID NORTH LINE A DISTANCE OF 210 FEET;

THENCE SOUTH 0 DEGREES 39 MINUTES 0 SECONDS EAST ON A LINE PARALLEL TO AND 540 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 450 FEET;

THENCE NORTH 89 DEGREES 57 MINUTES 0 SECONDS EAST 210 FEET;

THENCE NORTH 0 DEGREES 39 MINUTES 0 SECONDS WEST 450 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE WEST 15 FEET OF THE EAST 555 FEET OF THE NORTH 450 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 30 FEET THEREOF FOR ROADWAY PURPOSES.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT MAG SPECIFICATIONS AND DETAILS, WITH THE TOWN OF GILBERT ADDITIONS AND DELETIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- ACCEPTANCE OF THE COMPLETED RIGHT-OF-WAY IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER.
- LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER DISTRIBUTION DIVISION. ONLY TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANT CONNECTIONS TO THE TOWN'S WATER SYSTEM.
- NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- WORK PERFORMED WITHOUT APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2 PERCENT OR LESS SHALL BE 12.5 FEET FOR CONCRETE WORK AND 25 FEET FOR ASPHALT ROADWAY SECTION. ALL CURB RETURNS SHALL BE STAKED FOR THE P.C., P.T. AND THE MIDPOINT OF RETURN.
- BASE COURSE WILL NOT BE PLACED ON SUBGRADE UNTIL BASE REQUIREMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE TOWN ENGINEER.
- GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE PROPER DRAINAGE, PRIOR TO FINAL APPROVAL BY THE TOWN ENGINEER.
- EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE TOWN ENGINEER.
- NO JOB WILL BE CONSIDERED COMPLETED UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED, PUNCHED AND DATED ACCORDING TO THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL VALVES, MANHOLES AND BLOW OFFS IN ADVANCE OF CONSTRUCTION AND REPLACING SAME TO FINISHED GRADE.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

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- CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCEL OR LOTS OF TEN ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GILBERT WEBSITE. TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIVISION. A SECURITY DEPOSIT IS REQUIRED TO RECEIVE A FIRE HYDRANT METER. THE TOWN RESERVES THE RIGHT TO SPECIFY THE TIME AND LOCATION THAT CONSTRUCTION WATER CAN BE DELIVERED.
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR CONSTRUCTION.
- USE OF "RECLAIMED ASPHALT" IS PROHIBITED UNLESS APPROVED BY THE TOWN ENGINEER.
- GRINDING AND/OR PATCHING OF CURBS, GUTTERS, APRONS, VALLEY GUTTERS, DRIVEWAYS, SCUPPERS, MANHOLE BASES AND INVERTS OR ANY CONCRETE STRUCTURE TO CORRECT DEFICIENCIES THAT RESULT FROM IMPROPER GRADE SETTING, OR CONSTRUCTION METHODS, OR BREAKAGE DUE TO ANY CIRCUMSTANCES SHALL NOT BE PERMITTED.
- ALL METALLIC MATERIALS INLETS, GRATES, FRAMES AND COVERS, CATCH BASINS AND NOSE ANGLES SHALL BE PAINTED PER MAG SPECIFICATION NO. 790, PAINT NO. 9 (LIGHT GRAY).
- PARKWAY GRADING SHALL BE DESIGNED TO INSURE THAT RUNOFF CANNOT BE RETAINED BEHIND CURBS OR WALKS.
- ALL PARKWAY GRADING MUST BE COMPLETED BEFORE ANY PAVING MAY BEGIN.
- ALL SIGNS SHALL BE INSTALLED PER TOWN OF GILBERT STANDARD DETAIL GIL-227.

FIRE NOTES

- CONSTRUCTION WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2012 INTERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE SUB-SECTIONS 10-37-1, 10-37-2, AND 2012 FIRE CODE INTERPRETATIONS & REGULATIONS.
- THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.
- PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, AND STANDPIPES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOXES SHALL BE REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL. REFER TO 2012 FIRE CODE INTERPRETATIONS & REGULATIONS 12-506.1 KEY BOXES.

5.FDC SHALL BE LOCATED WITHIN 150' OF FIRE HYDRANT PER T.O.G. ON ADDRESS SIDE OR NATURAL APPROACH OF THE BUILDING IT SERVES.

QUANTITIES

DRIVEWAY CONCRETE = 470 S.Y.
5' SIDEWALK = 695 L.F.
VERTICLE CURB & GUTTER (OFFSITE) = 657 L.F.
2" AC ON 6" ABC (OFFSITE) = 320 S.Y.
CATCH BASIN TYPE A MAG 530 = 2 EA.
MAXWELL IV DRYWELL = 2 EA.
RGRCP STORM DRAIN PIPE (18" DIAM.) = 35 L.F.
HDPE STORM DRAIN PIPE (18" DIAM.) = 36 L.F.
HDPE STORM DRAIN PIPE (8" DIAM.) = 34 L.F.
BUBBLER = 2 EA.
U-SHAPE SINGLE PIPE HEADWALL = 1 EA.
8' DIAM. 12 GAUGE CMP = 25 L.F.

APPROVAL:

TOWN ENGINEER

DATE

CONSTRUCTION OR UTILITY RELOCATION.

- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROLS, INCLUDING STRIPING AND REQUIRED SIGNAGE, SHALL BE INSTALLED WITHIN ONE WEEK OF THE INSTALLATION OF THE "FIRST LIFT" OF PAVING.

15. TESTING

- TESTING OF MATERIALS AND CONSTRUCTION PERFORMANCE BY AN ARIZONA TECHNICAL TESTING INSTITUTE (ATTI) OR AMERICAN CONCRETE INSTITUTE (ACI) APPROVED TESTING LAB IS REQUIRED.
- THE TOWN INSPECTOR WILL DETERMINE THE NUMBER AND TYPE OF TESTS NEEDED.
- THE CONTRACTOR/DEVELOPER WILL NOTIFY THE TESTING LAB OF THE NEEDED TESTS, COORDINATE WITH THE INSPECTOR AND TESTING LAB AND PAY THE COSTS TO PERFORM THE TESTS.

- ORDINANCE #1437, APPROVED BY THE TOWN COUNCIL IN OCTOBER 2002, STATES: NO CONSTRUCTION WATER FROM FIRE HYDRANTS SHALL BE USED ON PARCEL OR LOTS OF TEN ACRES OR MORE IN SIZE. FOR MORE INFORMATION, THE ORDINANCE IS LOCATED ON THE TOWN OF GILBERT WEBSITE. TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR IS REQUIRED TO MAKE APPLICATION WITH THE PUBLIC WORKS WATER DIVISION. A SECURITY DEPOSIT IS REQUIRED TO RECEIVE A FIRE HYDRANT METER. THE TOWN RESERVES THE RIGHT TO SPECIFY THE TIME AND LOCATION THAT CONSTRUCTION WATER CAN BE DELIVERED.

- ALL FLOOD RETENTION BASIN DEVELOPMENT AND INSTALLATIONS MUST BE COMPLETED AND ACCEPTED BEFORE THE PAVING PERMIT/APPROVAL TO WORK WILL BE ISSUED FOR THE SUBDIVISION.

- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED DURING THE COURSE OF THEIR CONSTRUCTION.

- USE OF "RECLAIMED ASPHALT" IS PROHIBITED UNLESS APPROVED BY THE TOWN ENGINEER.

- GRINDING AND/OR PATCHING OF CURBS, GUTTERS, APRONS, VALLEY GUTTERS, DRIVEWAYS, SCUPPERS, MANHOLE BASES AND INVERTS OR ANY CONCRETE STRUCTURE TO CORRECT DEFICIENCIES THAT RESULT FROM IMPROPER GRADE SETTING, OR CONSTRUCTION METHODS, OR BREAKAGE DUE TO ANY CIRCUMSTANCES SHALL NOT BE PERMITTED.

- ALL METALLIC MATERIALS INLETS, GRATES, FRAMES AND COVERS, CATCH BASINS AND NOSE ANGLES SHALL BE PAINTED PER MAG SPECIFICATION NO. 790, PAINT NO. 9 (LIGHT GRAY).

- PARKWAY GRADING SHALL BE DESIGNED TO INSURE THAT RUNOFF CANNOT BE RETAINED BEHIND CURBS OR WALKS.

- ALL PARKWAY GRADING MUST BE COMPLETED BEFORE ANY PAVING MAY BEGIN.

- ALL SIGNS SHALL BE INSTALLED PER TOWN OF GILBERT STANDARD DETAIL GIL-227.

DR19-99: Milling Machinery

Attachment 6 - Grading and Drainage

- AT SF DE
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE TOWN ENGINEER SHALL BE NOTIFIED 24 HOURS PRIOR TO STARTING THE DIFFERENT PHASES OF CONSTRUCTION FOR SCHEDULING INSPECTIONS.
- ACCEPTANCE OF THE COMPLETED RIGHT-OF-WAY IMPROVEMENTS WILL NOT BE GIVEN UNTIL RECORD DRAWINGS HAVE BEEN SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER.
- LOCATION OF ALL WATER VALVES MUST BE REFERENCED AT ALL TIMES DURING CONSTRUCTION AND MADE AVAILABLE TO THE WATER DISTRIBUTION DIVISION. ONLY TOWN EMPLOYEES ARE AUTHORIZED TO OPERATE THE WATER VALVES AND FIRE HYDRANT CONNECTIONS TO THE TOWN'S WATER SYSTEM.
- NO PAVING CONSTRUCTION SHALL BE STARTED UNTIL ALL UNDERGROUND UTILITIES WITHIN THE ROADWAY PRISM ARE COMPLETED.
- WORK PERFORMED WITHOUT APPROVAL OF THE TOWN ENGINEER AND/OR ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE MAXIMUM STAKE INTERVAL FOR GRADES OF 0.2 PERCENT OR LESS SHALL BE 12.5 FEET FOR CONCRETE WORK AND 25 FEET FOR ASPHALT ROADWAY SECTION. ALL CURB RETURNS SHALL BE STAKED FOR THE P.C., P.T. AND THE MIDPOINT OF RETURN.
- BASE COURSE WILL NOT BE PLACED ON SUBGRADE UNTIL BASE REQUIREMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE TOWN ENGINEER.
- GUTTERS WILL BE WATER TESTED IN THE PRESENCE OF THE TOWN ENGINEER OR HIS AUTHORIZED REPRESENTATIVE TO INSURE PROPER DRAINAGE, PRIOR TO FINAL APPROVAL BY THE TOWN ENGINEER.
- EXACT POINT OF MATCHING, TERMINATION AND OVERLAY, IF NECESSARY, MAY BE DETERMINED IN THE FIELD BY THE TOWN ENGINEER.
- NO JOB WILL BE CONSIDERED COMPLETED UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AND ALL SURVEY MONUMENTS ARE INSTALLED, PUNCHED AND DATED ACCORDING TO THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL VALVES, MANHOLES AND BLOW OFFS IN ADVANCE OF CONSTRUCTION AND REPLACING SAME TO FINISHED GRADE.
- THE TOWN OF GILBERT IS NOT RESPONSIBLE FOR LIABILITY ACCRUED DUE TO DELAYS AND/OR DAMAGE TO UTILITIES IN CONJUNCTION WITH THIS CONSTRUCTION. ALSO, THE TOWN WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, AND THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL TRAFFIC CONTROLS, INCLUDING STRIPING AND REQUIRED SIGNAGE, SHALL BE INSTALLED WITHIN ONE WEEK OF THE INSTALLATION OF THE "FIRST LIFT" OF PAVING.

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SHEET INDEX

COVER 1
G&D 2

DATE



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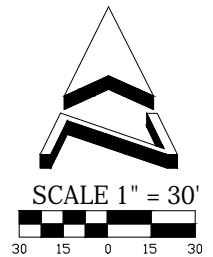
APN #302-11-008Z

1469 W. MELODY DRIVE
GILBERT, ARIZONA 85233

GRADING AND DRAINAGE PLAN

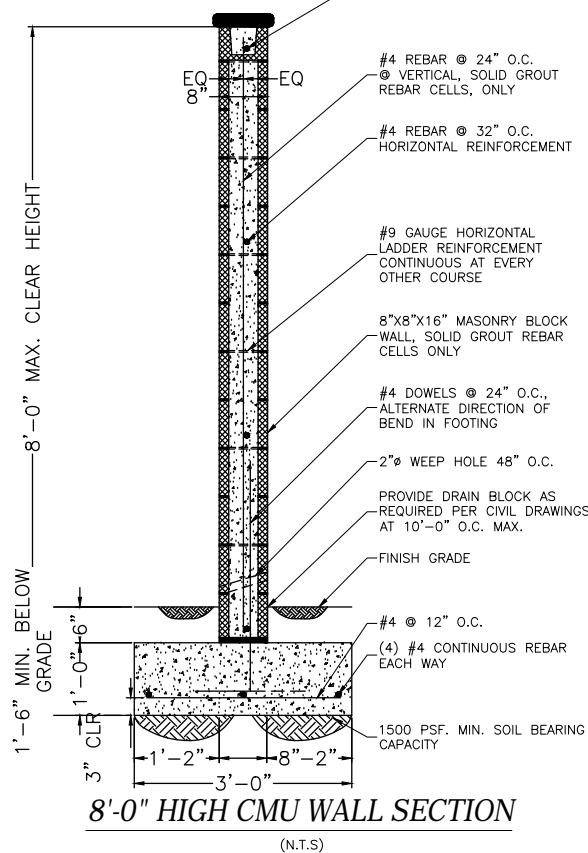
JOB NUMBER	95760	SHEET	1 OF 2
DRAWING	G&D		
DRAFTSMAN	CHECKED BY	DATE	05-7-2020

A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE
5 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA
1469 W. MELODY DRIVE



-

- (1) CONSTRUCT 8' HIGH 8" CMU BLOCK WALL WITH DRAIN BLOCKS INVERTED AT EXISTING GRADE SPACED 10' ON CENTER.
- (2) INSTALL 40' DOUBLE GATE WITH 2" SPACE ALONG BOTTOM OF GATE
- (3) CONSTRUCT 2" THICK DECOMPOSED GRANITE IN YARD AREA.
- (4) INSTALL SINGLE CHAMBER DRYWELL PER DETAIL SHEET 1.
- (5) INSTALL 2' TO 3' HIGH LANDSCAPE BERM. SEE LANDSCAPE PLANS FOR DETAILS.
- (6) INSTALL 34 LF OF 8" HDPE STORM DRAIN PIPE.
- (7) REMOVE CONCRETE PAD.
- (8) NEW CONCRETE DRIVEWAY PER TOWN OF GILBERT DETAIL GIL-210.
- (9) INSTALL 25 L.F. OF 8" DIAM. CMP PIPE, 12 GAUGE. PROVIDE MINIMUM 3'-FT COVER OVER ENTIRE PIPE. INSTALL 2" CMP RISER PIPES WITH GRATED COVERS.
- (10) MODIFY EXISTING 6' SCREEN BLOCK WALL TO 8' HIGH WALL. REMOVE AND REPLACE WALL IF NECESSARY TO MEET CITY CODE AND STRUCTURAL INTEGRITY.
- (11) REMOVE EXISTING FENCE AND INSTALL 8' HIGH 8" CMU BLOCK WALL.
- (12) INSTALL 30' WIDE FIRE RATED EMERGENCY ACCESS DRIVE 2" AC ON 6" ABC.
- (14) INSTALL 3'-6" CURB OPENING CATCH BASIN 'TYPE A' PER MAG STD. DTL. 530.
- (15) INSTALL BUBBLER PER DETAIL THIS SHEET.
- (16) INSTALL 'U' TYPE HEADWALL PER MAG STD. DTL. 501-1 & 501-2.
- (17) SAWCUT REMOVE AND REPLACE 147 S.Y. OF EXISTING PAVEMENT IN KIND.
- (18) INSTALL 19 L.F. OF 18" RG-RCP CLASS 5 STORM DRAIN.
- (19) INSTALL 16 L.F. OF 18" RG-RCP CLASS 5 STORM DRAIN.
- (20) INSTALL 36 L.F. OF 18" HDPE STORM DRAIN.
- (21) INSTALL 695 L.F. OF 5' SIDEWALK.
- (22) INSTALL 657 L.F. OF 6" VERTICAL CURB & GUTTER PER MAG STD. DTL. 220-1.
- (23) INSTALL 173 S.Y. OF 2" AC ON 6" ABC PER MAG STD. DTL. 201 TYPE 'B'.



8'-0" HIGH CMU WALL SECTION

(N.T.S)

BASIN #A:

WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 22,699 S.F.
PAVEMENT AREA = 11,300 S.F.
ROOF & CONCRETE AREA = 4,815 S.F.
LANDSCAPE = 6,584 S.F.

$$\frac{(11,300 \times 0.90) + (4,815 \times 0.95) + (6,584 \times 0.70)}{22,699} = 0.85$$

AREA: 22,699 S.F.
 RUNOFF VOLUME: $22,699(0.85)(.25) = \underline{4,824 \text{ C.F.}}$

RETENTION AVAILABLE: $\frac{(3,409+313)}{2} \times 2' = 3,722 \text{ C.F.}$
(ABOVE GROUND)

RETENTION AVAILABLE: 25 L.F. X 50.2 = 1,255 C.F.
(UNDER GROUND)

TOTAL RETENTION AVAILABLE = 4,977 C.F.

DRYWELLS NEEDED = 1

BASIN #B:

WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 8,785 S.F.
PAVEMENT AREA = 4,072 S.F.
ROOF & CONCRETE AREA = 1,919 S.F.
LANDSCAPE = 2,794 S.F.

$$\frac{(4.072 \times 0.90) + (1.919 \times 0.95) + (2.794 \times 0.70)}{8,785} = 0.85$$

AREA: 8,785 S.F.
 RUNOFF VOLUME: $8,785(0.85)(.25) = \underline{1,867 \text{ C.F.}}$

RETENTION AVAILABLE: $\frac{(1,849+195) \times 2'}{2} = \underline{2,044 \text{ C.F.}}$

DRYWELLS NEEDED = 1 (BASIN B & C WILL UTILIZE THE SAME DRYWELL)

BASIN #C:

WEIGHTED 'C' CALCULATIONS:

TOTAL AREA = 80,902 S.F.
PAVEMENT AREA = 65,145 S.F.
ROOF & CONCRETE AREA = 2,959 S.F.
LANDSCAPE = 12,798 S.F.

$$\frac{(65.145 \times 0.90) + (2.959 \times 0.95) + (12.798 \times 0.70)}{80,902} = 0.87$$

AREA: 80,902 S.F.
RUNOFF VOLUME: $80,902(0.87)(.25) = \underline{17,611 \text{ C.F.}}$

RETENTION AVAILABLE: $\frac{(8,544+3,491) \times 3'}{2} = \underline{18,052 \text{ C.F.}}$

DRYWELLS NEEDED = 1 (BASIN B & C WILL UTILIZE THE SAME DRYWELL)

NOTE:
NUMBER OF DRYWELLS MAY INCREASE UPON CONSTRUCTION BASED UPON THE
PERCOLATION RATE FOUND.



DATE _____


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1469 W. MELODY DRIVE
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GRADING AND DRAINAGE PLAN

JOB NUMBER	95760	SHEET	2	OF	2
DRAWING	G&D				
DRAFTSMAN	CHECKED BY		DATE 05-7-2020		

8'-0"
TOP OF FENCE WALL

0'-0"
FINISH FLOOR



PIONEER STREET

4 EAST ELEVATION
1" = 10'-0"

8'-0"
TOP OF FENCE WALL

0'-0"
FINISH FLOOR



PIONEER STREET

3 EAST ELEVATION
1" = 10'-0"

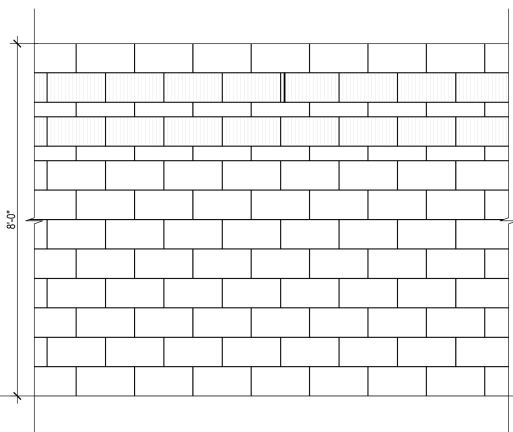
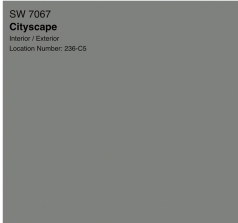
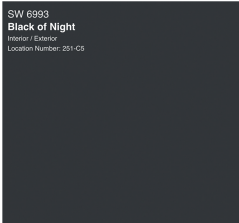
8'-0"
TOP OF FENCE WALL

0'-0"
FINISH FLOOR



MELODY DR.

2 NORTH ELEVATION
1" = 20'-0"



5 CMU SITE ENLARGED FENCE ELEVATION
1/2" = 1'-0"

ARCON
ONE
ASSOCIATES

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info@arconeassociates.com

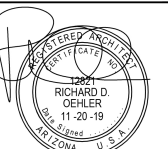
SITE STORAGE
MILLING MACHINERY INC.
1469 W. MELODY DR.
GILBERT, ARIZONA 85210
Parcel # 301-11-008Z

design: RDO
drawn: JO
check: JDO

revisions:

1	02/27/2020	CITY COMMENTS
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EXPIRES 12/31/21
date: 10/29/19

SHEET

FENCE WALL COLORED ELEVATION

of
PROJECT: A0731018